



45 Parsons Road, Langley, Berkshire, SL3 7GU

£425,000



HORLER
DATCHET

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An immaculately presented two DOUBLE bedroom end-terrace home boasting a South-East facing rear garden, allocated parking and garage, being ideally located within a quiet residential cul-de-sac within the leafy outskirts of Langley Village. The property comprises of a living through dining room, kitchen, modern upstairs bathroom and a separate utility cupboard that could be easily converted back into a downstairs W.C.



Front of property:

A shingled front garden with a bush border, paved path leading to:

Entrance:

Through an UPVC front door into the entrance hall with wood flooring, radiator, telephone and power points.

Doors into:

Kitchen:

Fitted with a range of eye and base level wood units with a complimentary work surface, inset sink with drainer, integral oven with a four ring gas hob and extractor fan above, space for freestanding appliances including fridge/ freezer and dish washer, window over the front aspect, tiled flooring and splash backs.

Utility cupboard:

Previously a downstairs W.C that could easily be reinstated, this is a great size storage cupboard with space and plumbing for a washing machine and shelving above.

Living through dining room:

A bright living through dining room with double patio doors and windows over the rear garden, wood flooring, fitted corner bench combining both storage and seating, stairs to first floor, radiators, TV and power points.

Stairs to first floor landing:

Loft access and doors into:

Bedroom one:

A double bedroom with two windows over the front aspect, double wardrobe with hanging and shelving space, further space for freestanding furniture, radiators, TV and power points.

Bedroom two:

A second double bedroom currently being used as a home office and dressing room for the current owners needs with two windows over the rear aspect, large range of fitted wardrobes, recessed storage cupboard and an additional cupboard over the stairs housing the hot water cylinder.

Bathroom:

A refitted three piece bathroom suite comprising of a

panel enclosed bath with shower and glass screen above, vanity wash hand basin with drawers below, low level W.C, matte grey heated towel rail, tiled flooring and walls.

Rear garden:

A South-East facing rear garden being mainly laid to lawn with a decked seating area directly behind the property, flower bed borders with a range of established bush and shrubs, being timber fenced enclosed with a further paved area and path leading to the rear access.

Garage:

A single garage in block at the rear of the property with an up and over front door.

General information:

Tenure: Freehold

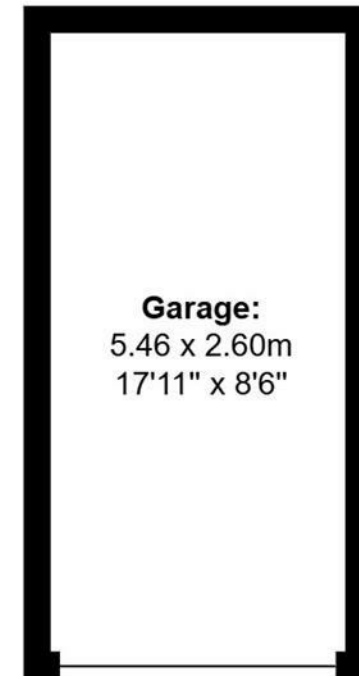
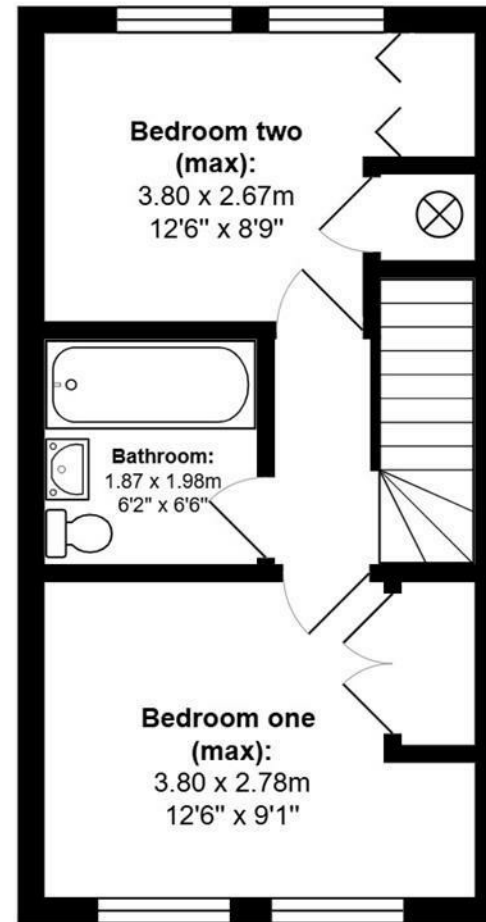
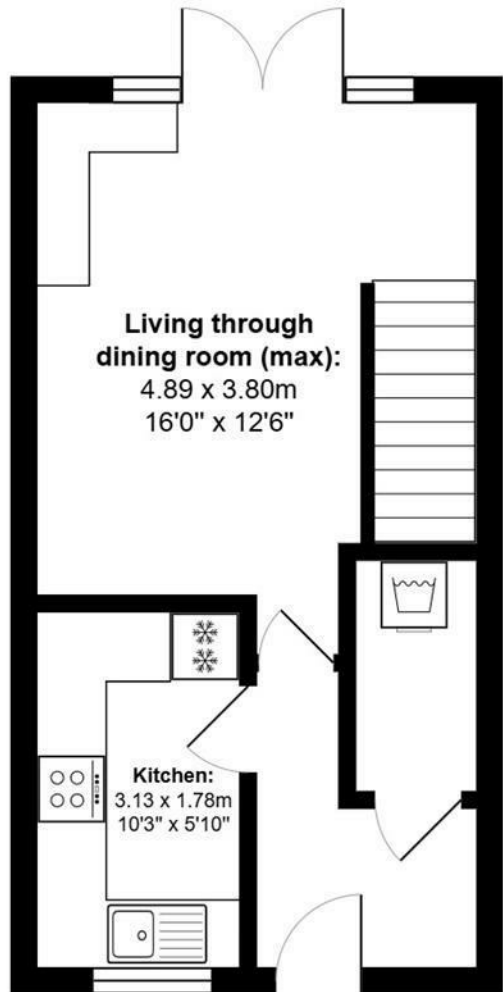
Council tax: Band C - £1939.81pa

Legal note:

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.







Total Area: 72.7 m² ... 783 ft²
All measurements are approximate and for display purposes only.